

**CITY OF SALINA, KANSAS**  
**REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**September 10, 2007**  
4:00 p.m.

The City Commission convened at 3:45 p.m. in a Study Session for a Citizens' Open Forum. The Regular Meeting of the Board of Commissioners was called to order at 4:00 p.m. in Room 107, City-County Building. A roll call was taken followed by the Pledge of Allegiance and a moment of silence.

There were present:

Mayor Alan E. Jilka, Chairman presiding  
Commissioner Luci Larson  
Commissioner Aaron Peck  
Commissioner R. Abner Perney  
Commissioner John K. Vanier II

comprising a quorum of the Board, also present:

Jason A. Gage, City Manager  
Greg Bengtson, City Attorney  
Lieu Ann Elsey, City Clerk

Absent: None

**CITIZEN FORUM**

None.

**AWARDS - PROCLAMATIONS**

(4.1) Resolution No. 07-6426 expressing gratitude and appreciation to Operations Event Worker Lloyd E. Harrison for his employment with the City of Salina from May 1, 2001 to September 17, 2007.

07-7226 Moved by Commissioner Perney, seconded by Commissioner Peck, to adopt Resolution No. 07-6426. Aye: (5). Nay: (0). Motion carried.

(4.2) Resolution No. 07-6427 expressing gratitude and appreciation to Fire Engineer/EMT Ronald D. Musfelt for his employment with the City of Salina from August 1, 1976 to September 16, 2007.

07-7227 Moved by Commissioner Vanier, seconded by Commissioner Peck, to adopt Resolution No. 07-6427. Aye: (5). Nay: (0). Motion carried.

Mayor Jilka presented plaques to Mr. Harrison and Mr. Musfelt.

Mr. Harrison expressed his appreciation and felt that this had been a rewarding experience.

Mr. Musfelt commented that he has enjoyed helping the citizens and thanked the city for this rewarding experience.

(4.3) The month of September, 2007 as “Salina Alcohol and Drug Addiction Recovery Month” in the city of Salina. Kathy Allen, Program Director with the Ashby House, read the proclamation. Ms. Allen also introduced Pat Ochs, Melanie Alerra, Toni Graham, Dora Bohr, Jerry and Sharon Norris, Les Sperling, and Bryan Anderson. Ms. Alerra and Mr. Sperling also announced upcoming events.

(4.4) The month of September, 2007 as “Hispanic Heritage Month” in the city of Salina. Sister Judy Stephens, Catholic Charities, read the proclamation and announced upcoming events. Gabriela Silvestre, South Middle student (age 12), then performed a traditional Mexican dance. When Mayor Jilka presented Ms. Silvestre with the proclamation, she expressed the need for a water park.

### **PUBLIC HEARINGS AND ITEMS SCHEDULED FOR A CERTAIN TIME**

None.

### **CONSENT AGENDA**

(6.1) Approve the minutes of August 27, 2007.

(6.2) Resolution No. 07-6434 authorizing a concession agreement with the Salina Soccer Club, Inc. for the Salina Soccer Complex.

(6.3) Resolution No. 07-6433 adopting the Smoky Hill Museum’s Ethics and Collections Policies.

07-7228 Moved by Commissioner Vanier, seconded by Commissioner Peck, to approve the consent agenda as presented. Aye: (5). Nay: (0). Motion carried.

### **DEVELOPMENT BUSINESS**

(7.1) Application #Z07-10, filed by Quail Meadows, Inc., requesting a change in zoning district classification from C-1 (Restricted Business) and A-1 (Agricultural) to PC-5 (Planned Service Commercial) and Planned C-2 (Planned Neighborhood Shopping) and approval of a preliminary development plan for a 20 acre tract of land located on the west side of Ohio Street north of Schilling Road.

(7.1a) First reading Ordinance No. 07-10413.

Dean Andrew, Director of Planning and Community Development, explained the request, C-5 and C-2 zoning districts, current and future infrastructure for the area, and the Planning Commission’s recommendation.

Stan Byquist, 2601 S. Ohio Street, thanked the staff for their work. Mr. Byquist commented on future development of the area.

Mayor Jilka indicated that he would not support the request at this time and felt that the rezoning should wait until feedback on the comprehensive plan update was provided.

Commissioner Perney felt that the Planning Commission’s discussion was thorough and would support their recommendation.

Commissioner Vanier concurred with Commissioner Perney and felt that this would provide an excellent buffer.

07-7229 Moved by Commissioner Vanier, seconded by Commissioner Perney, to pass Ordinance No. 07-10413 on first reading. Aye: (4). Nay: (1) Jilka. Motion carried.

### **ADMINISTRATION**

(8.1) Second reading Ordinance No. 07-10412 amending Chapter 38 of the Salina Code by adding Article VIII pertaining to the operation of work-site utility vehicles on city streets.

Mayor Jilka noted that Ordinance No. 07-10412 was passed on first reading on August 27, 2007 and since that time no comments have been received.

07-7230 Moved by Commissioner Vanier, seconded by Commissioner Peck, to adopt Ordinance No. 07-10412 on second reading. A roll call vote was taken. Aye: (5) Larson, Peck, Perney, Vanier, Jilka. Nay: (0). Motion carried.

(8.2) Second reading Ordinance No. 07-10410 amending Chapter 42, Article I of the Salina Code by adding Section 42-9 requiring that all platted lots, zoning lots and lease sites have frontage on an approved public or private street.

Dean Andrew, Director of Planning and Community Development, responded to Commissioner Perney's question regarding the 35 feet requirement. Mr. Andrew then explained the current definitions of lot of record, zoning lot, and subdivision that are currently in the zoning ordinance.

A discussion followed between Commissioner Perney and Mr. Andrew regarding landlocking.

07-7231 Moved by Commissioner Peck, seconded by Commissioner Larson, to adopt Ordinance No. 07-10410 on second reading. A roll call vote was taken. Aye: (5) Larson, Peck, Perney, Vanier, Jilka. Nay: (0). Motion carried.

(8.3) First reading Ordinance No. 07-10414 amending Chapter 8, Article I, Division 5 of the Salina Code by adding Section 8-155 providing for a local amendment to Article 600.5 of the National Electric Code.

Mike Roberts, Building Official, explained the amendment and the Building Advisory Board's recommendation.

07-7232 Moved by Commissioner Perney, seconded by Commissioner Larson, to adopt Ordinance No. 07-10414 on first reading. Aye: (5). Nay: (0). Motion carried.

(8.4) First reading Ordinance No. 07-10415 amending Chapter 8, Article I, Division 1 of the Salina Code by adding Section 8-12.4.1 providing for a local amendment to Section 412.2.3 of the International Building Code pertaining to floor surfaces in aircraft hangers.

Mike Roberts, Building Official, explained the amendment and the Building Advisory Board's recommendation.

07-7233 Moved by Commissioner Vanier, seconded by Commissioner Peck, to adopt Ordinance No. 07-10415 on first reading. Aye: (5). Nay: (0). Motion carried.

(8.5) Sanitary Sewer Improvements on Glen Avenue, Project No. 07-6432.

(8.5a) Resolution No. 07-6432 setting forth the findings of advisability and authorizing sanitary sewer improvements (in the 1700 Block of Glen Avenue).

(8.5b) Accept the offered utility easements.

Martha Tasker, Director of Utilities, explained the request, feasibility report, improvements, and project funding.

07-7234 Moved by Commissioner Peck, seconded by Commissioner Perney, to adopt Resolution No. 07-6432 and to accept the offered utility easements dedications for the lots along the north side of Glen Avenue. Aye: (5). Nay: (0). Motion carried.

07-7235 Moved by Commissioner Vanier, seconded by Commissioner Peck, to recess into executive session for 15 minutes to discuss a matter involving non-elected city personnel for the reason that public discussion of the matter would violate the privacy rights of the non-elected city personnel involved; and reconvene at 5:18 p.m. Aye: (5). Nay: (0). Motion carried.

The City Commission recessed into executive session at 5:03 p.m. and reconvened at 5:35 p.m. No action was taken.

### **OTHER BUSINESS**

None.

### **ADJOURNMENT**

07-7236 Moved by Commissioner Larson, seconded by Commissioner Peck, that the Regular Meeting of the Board of Commissioners be adjourned. Aye: (5). Nay: (0). Motion carried. The meeting adjourned at 5:35 p.m.

Alan E. Jilka, Mayor

**[SEAL]**  
**ATTEST:**

Lieu Ann Elsey, CMC, City Clerk